



## Maynard Close, Copthorne

Guide Price £800,000 – £825,000

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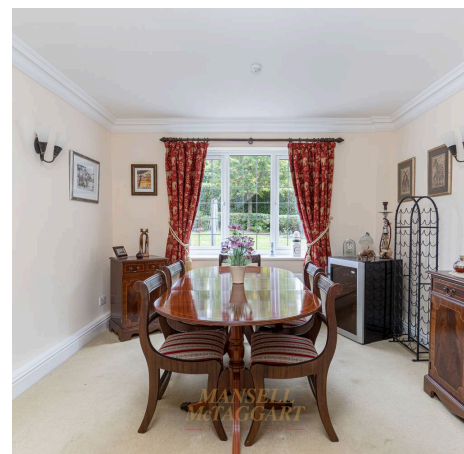


- Council Tax Band 'G' and EPC 'C'

A spacious and stunning five-bedroom detached family home, built by Barclay Homes in 1999 to their popular Ridgewood design, this exceptional property is set within an exclusive private development of just five properties, approached via a peaceful private road. Offering generous living accommodation, landscaped gardens, and a double garage, this home combines practicality with elegance and is being sold with no onward chain.

From the outset, the property makes an impression. A private driveway provides parking for two vehicles, while the approach is enhanced by a charming ornate canopy entrance framed by lawns, shrubs, and colourful flower beds. The sense of arrival is both welcoming and refined.

Inside, the large and inviting entrance hall immediately sets the tone, offering access to all principal rooms. Glazed double doors open into the living room, a bright and spacious double-aspect space with patio doors leading directly to the rear garden. This excellent reception room easily accommodates multiple sofas and freestanding furniture, making it perfect for both living and entertaining. Adjacent to the formal dining room is the rear of the home, ideally positioned with ample space for an eight-seater dining table and views over the garden. The study, located at the front, provides an ideal home office or hobby room, ensuring flexibility for modern family needs. The kitchen/breakfast room, also overlooking the rear garden, is fitted with an extensive range of wall and base units, complemented by integrated appliances, including a gas hob, a re-fitted double oven, integrated fridge and a dishwasher. With space for a breakfast table, ceramic tiled flooring, and recessed spotlights, it is both stylish and practical.







The adjoining utility room provides additional storage, a sink unit, plumbing for a washing machine, space for freezer and access to the garden.

Upstairs, a spacious gallery landing with loft access and an airing cupboard leads to the bedrooms, there is also additional eaves storage accessed via a small door from bedroom 4. The master suite is a superb double room with fitted his-and-hers wardrobes and a large en-suite bathroom. Finished with Victorian-style fittings, the en-suite features a bath with mixer taps and a shower attachment, a separate shower cubicle with a newly fitted bi-fold screen and recessed spotlights. There are four further double bedrooms, each generously proportioned, along with a family bathroom of equal quality, featuring both bath and separate shower facilities and newly fitted bi-fold shower screen.

Outside, the property continues to impress. The rear garden is beautifully landscaped and enjoys excellent privacy, mainly laid to lawn with gravel-effect borders, mature hedging, and well-stocked flower beds. A dual aspect broad patio terrace with a small pond in the middle containing a number of goldfish and in addition there is an elevated sun terrace towards the rear of the garden. The garden is further complemented by access to the double garage, which benefits from an electric up-and-over door and rear access to the garden.

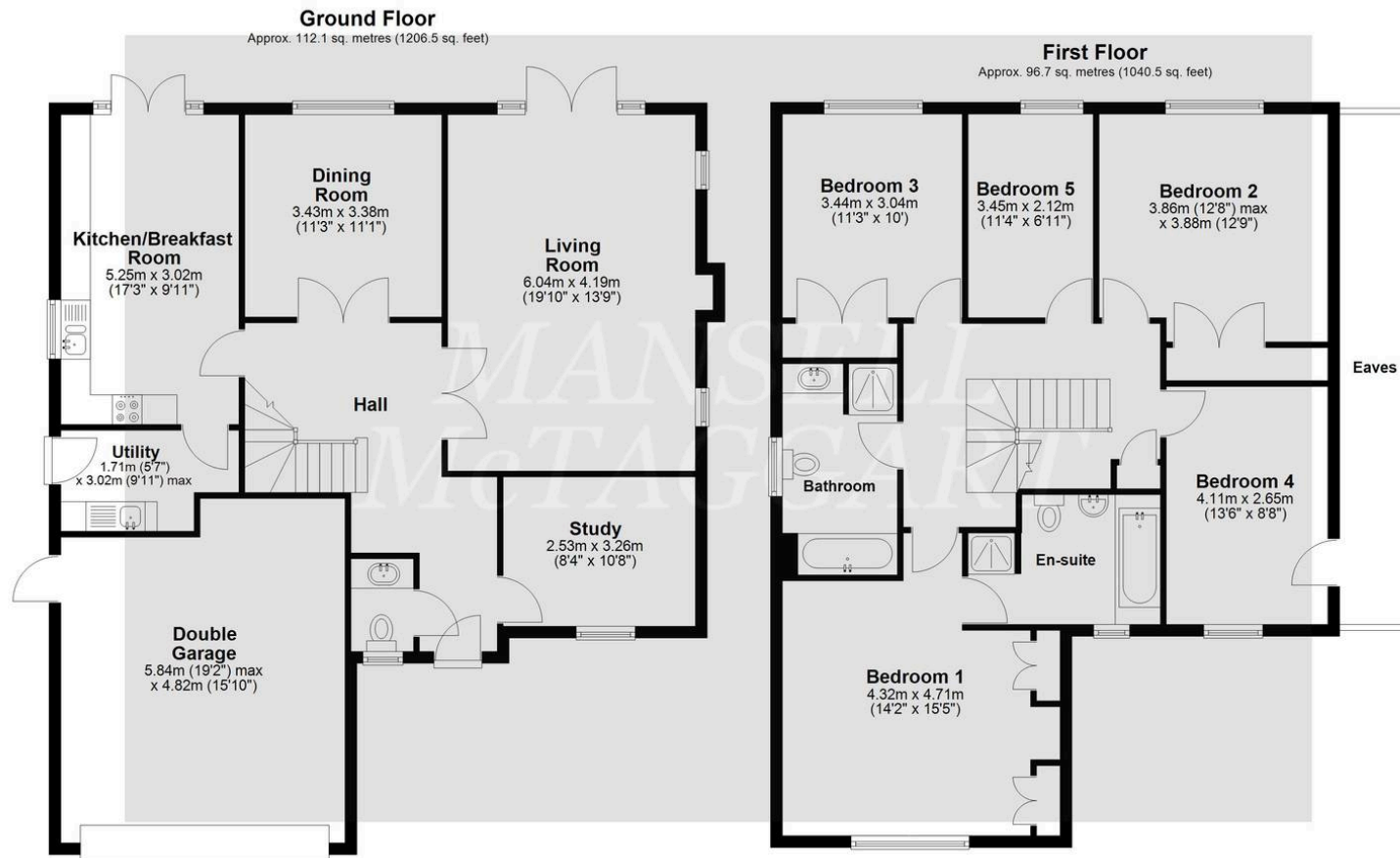
This superb home is offered with no onward chain, making it an exciting opportunity for those seeking a substantial family property in an exclusive and well-regarded location.

**Agents Note:**

New locally installed internal alarm system - Dec 2024

Newly installed front and back double glazing - August 2025





Total area: approx. 208.8 sq. metres (2247.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

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